



Abandoned Residential Property Municipality Relief Program (“APP”)





Abandoned Residential Property Program Summary

- IHDA will make grants to municipalities and counties for the maintenance or demolition of abandoned residential properties within their jurisdictions.
- SB16 authorizes a filing fee for every foreclosure complaint to be collected from the plaintiff. Filing fees are determined by the number of foreclosures filed in the previous year:
 - \$50 if 49 or fewer filings
 - \$250 if between 50 and 174 filings
 - \$500 if 175 filings or greater
- Funds are deposited:
 - 70% into the Abandoned Residential Property Municipality Relief Fund
 - 28% into the Foreclosure Prevention Fund
 - 2% to the Clerk of the Court for administrative expenses
- Effective June 1, 2013



Geographic Distribution

- Distributed throughout state:
 - 30% to Cook County and municipalities inside of Cook County other than the City of Chicago
 - 25% to the City of Chicago
 - 30% to DuPage, Lake, Kane, McHenry, and Will Counties as well as municipalities inside those counties
 - 15% to counties and municipalities outside of Cook, DuPage, Lake, Kane, McHenry, and Will Counties



Eligible Uses

- Cutting of neglected weeds/grass
- Trimming/Removal of trees/bushes
- Extermination of pests
- Prevention of ingress of pests
- Boarding up, Closing off, or locking of windows of entrances
- Removal of garbage, debris, graffiti
- Surrounding building with fence/wall to make property inaccessible to general public
- Demolition of Abandoned Residential Property
- Rehabilitation of Abandoned Residential Property



Application

Review the application in its entirety before completing your submission.

Overview:

- Maximum grant amount: \$75,000
- Waiver to \$250,000 considered if certain qualifications are met:
 - Demonstrated exceptional need;
 - Increased financial burden;
 - Active revitalization plan;
 - Grant leveraged with other funds
- Application due on or before **December 6, 2013 at 3PM CST**



Abandoned Residential Property Municipality Relief Program

Grant Application

Applicant Information

County/Municipality Name *(You must provide certification of municipality/county status):*

Main Office Street Address

City

State

Zip Code

Website

Chief Contact's Name

Title

Phone Number

E-Mail Address

Secondary Contact Person

Title

Phone Number

E-Mail Address

Check applicable geography:

- Cook County (or municipality within, other than the City of Chicago)
- City of Chicago
- DuPage, Kane, Lake, McHenry or Will Counties (or municipality within)
- All Other Counties (or municipality within)

Geography to be covered by this grant (towns/villages/zip codes):

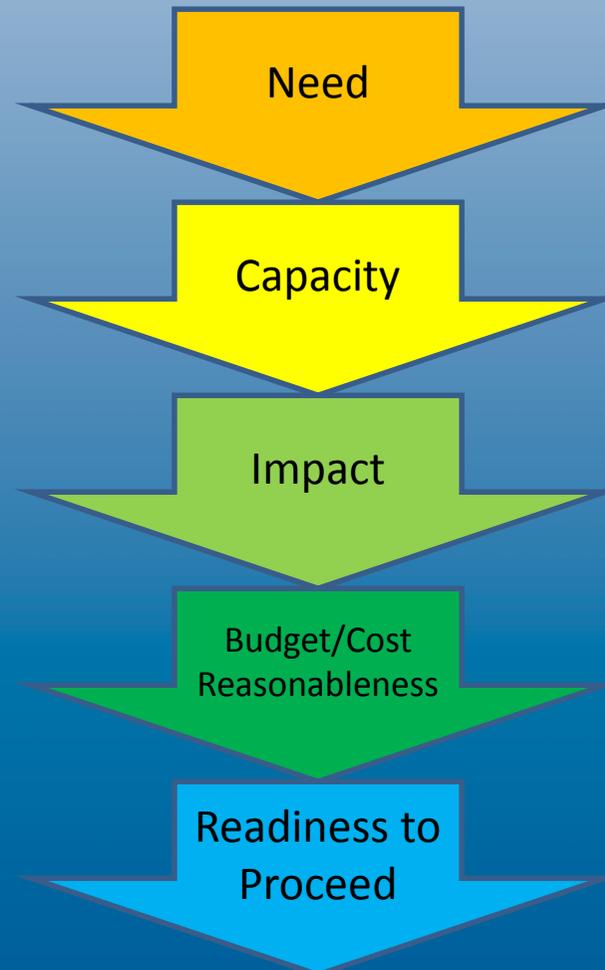
Requested Grant Amount:

If your jurisdiction falls into more than one of these categories, check all that apply.

This should match your request the amount listed on page 11, question 17.



Application Scoring Categories





Scoring Category 1: Need (20 points)

- Basic information about the service area:
 - Foreclosure activity and abandoned residential properties
 - Time and resources expended maintaining and demolishing abandoned residential properties
 - Financial burden placed on your jurisdiction
 - Specific areas within jurisdiction most affected by foreclosures and abandoned properties





Scoring Category 2: Capacity (20 points)

- Previous experience managing grants
- Experience managing housing grant or program
- Active plan to mitigate abandoned properties





Scoring Category 3: Impact (20 points)

- Narrative on how grant would positively impact the jurisdiction
- Troubled residential properties causing blight identified to which no cost effective solution other than demolition exists
- Evidence of other resources utilized for local revitalization efforts
- Evidence revitalization plan has had positive impact





Scoring Category 4: Budget & Cost Reasonableness (20 points)

- Complete and reasonable budget
- Detailed explanation of process for ensuring reasonable costs
- Process used to procure third party vendors





Scoring Category 5: Readiness to Proceed (20 points)

- Reimbursement for documented, previously performed eligible activities will be considered (January 1, 2012 to present)
- Reasonable plan for expeditious completion of proposed activities
- Documented revitalization plan that compliments this grant, with specific properties identified





Standard Requirements & Certifications

- All statements are true and accurate
- No discrimination
- Expenditures of grant funds are for eligible uses as defined under the program
- Maintain records for five years after termination of commitment
- Comply with terms and conditions of the program
- Comply with monitoring and evaluation through the commitment period
- Comply with prevailing wage requirements
- Comply with all federal/state/local laws, including historic preservation, environmental and lead based paint laws
- All third party vendors procured within applicable laws and regulations
- All properties assisted with grant are abandoned as defined by Section 381.202 of the Program Rules



Requirements

- Most recent independent financial audit
- Certification of municipality/county status
- Revitalization plan, if available
- Funding match commitment letter (if requesting waiver)
- Any other appropriate document to support your proposal
- Submit electronically, and deliver one flash drive, one hard copy



Most Popular FAQ

- **Can funds be used to maintain and secure commercial property or mixed use buildings?**

No, the property must be a property zoned for residential use and may be one to six units.

- **Are administrative fees billable?**

No. Grant funds are for Eligible Uses as defined in Section 381.203 of the Rules.

- **Is the waiver match required for the full grant requestor for the amount over \$75,000?**

A 1:1 (dollar for dollar) match is required for the amount over \$75,000.

- **How do municipalities/counties certify their status?**

A letter from an officer of the municipality or county stating the municipality or county is a valid municipality or county pursuant to local law. (If awarded grant funds, at time of preparing grant agreement IHDA will need adopted resolution or ordinance from applicant allowing applicant to accept funds, and copy of certificate of incumbency of authorized officers).



Most Popular FAQ cont.

- **When will awards be announced?**

Awards are expected to be announced in mid-late January, 2014. Grant funds are expected to be disbursed in the first or second quarter of calendar year 2014. However, all dates are subject to change.

- **Will there be funding cycles?**

There is expected to be one cycle per year with the option of a second cycle based on applications received and funds available.

- **Will grant funds be disbursed up front or will expenses be reimbursed?**

All expenses will be reported to IHDA and funds will be reimbursed after they are expended.



Most Popular FAQ cont.

- **If meeting requirements takes longer than expected (due to delays beyond applicants control, i.e., state Historic Preservation or EPA), can the applicant receive an extension?**

The Grant Funds Recovery Act allows 24 months for the expenditure of funds. Funds must be expended within this time frame.

- **If an applicant is awarded an amount less than the requested grant amount, how will that be addressed?**

Once awarded, an applicant will be required to submit a revised budget based on the award they receive which may be equal to or less than their requested grant amount.



Most Popular FAQ cont.

- **Are multi-family buildings eligible?**

Residential buildings of 1-6 units that meet the definition of Abandoned Residential Property, as that term is defined in Section 15-100.7 of the Illinois Code of Civil Procedure and Section 381.202 of the Rules, and Residential Real Estate, as that term is defined in Section 15-1219 of the Illinois Code of Civil Procedure are eligible.

- **Do grant funds have to be repaid?**

Generally, grant funds are not required to be repaid; however, in cases where a municipality has been repaid costs incurred pursuant to Section 5/11-20-15.1(i-5) of the Illinois Municipal Code, for which the municipality has been reimbursed under the Program, the municipality is required to repay the State Treasurer for those costs and those repaid funds will be deposited into the Abandoned Residential Property Municipality Relief Fund.



Most Popular FAQ cont.

- **If costs are incurred for liens, fines, citations and attorney fees, are applicants allowed to bill those to this program? If they are, do they have to repay IHDA if the lien is lifted or a settlement is made? (During a fast track demo you cannot bill attorney fees; can you use APP to pay these fees?)**

Program funds can be used to reimburse applicants for Eligible Uses, as that term is defined in Section 381.203 of the Rules. Liens, fines, citations and attorney's fees are not stated Eligible Uses. With respect to the repayment of funds if a lien is settled or lifted, please refer to the Illinois Municipal Code (65 ILCS5/11/20/15.1 (i-5), which states that all amounts received by the municipality for costs incurred pursuant to this section for which the municipality has been reimbursed under Section 7.31 of the Illinois Housing Development Act shall be remitted to the State Treasurer for deposit into the Abandoned Residential Municipality Relief Fund. Applicants should consult with their legal counsel regarding the maintenance of liens.



For more information

→ www.ihda.org

→ Click “Government”

→ Click “Abandoned Property Program”

Links to:

- Application
- FAQ
- Program Rules
- Information on webinars/workshops

Questions may be submitted to APPinfo@ihda.org

We promise a speedy response!



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